



An
Bord
Pleanála

Board Direction
BD-006662-20
ABP-307654-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/10/2020.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to the location of the site within an area subject to the zoning objective, Z1, *To protect, provide and improve residential amenities* according to the Dublin City Development Plan, 2016-2022 It is considered that the overall design and massing of the proposed additional fourth floor would adversely impact upon the visual and residential amenities of the established character of the adjoining Victorian terrace, and the streetscape. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 08/10/2020

Maria FitzGerald